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CITY OF HAMILTON

# HERITAGE DISTRICT PRIORITIES

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REPORT OF THE LOCAL ARCHITECTURAL CONSERVATION

ADVISORY COMMITTEE & THE REGIONAL

MUNICIPALITY OF HAMILTON - WENTWORTH

PLANNING & DEVELOPMENT DEPARTMENT

JANUARY, 1983





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## CONTENTS

1. Council Resolution
2. Heritage District Priorities Report



1. Council Resolution





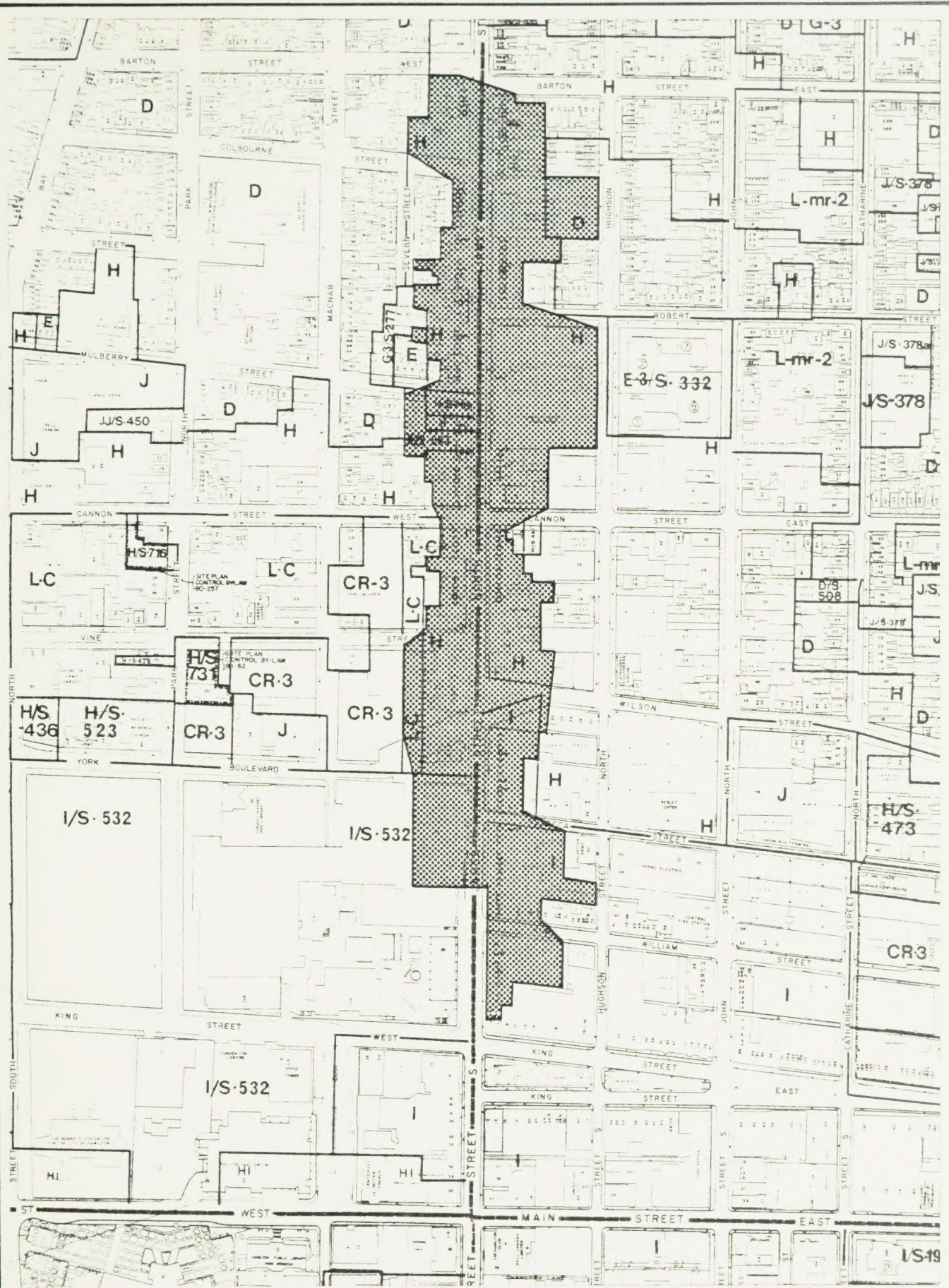
SECOND REPORT OF THE PLANNING AND DEVELOPMENT  
COMMITTEE TO COUNCIL, JANUARY 11, 1983

15. With reference to Heritage District Priorities -

- (a) That a Heritage Conservation District Study proceed for James North as shown on the attached plan marked as APPENDIX "G" providing a grant for the Study is obtainable from the Ministry of Citizenship and Culture;
- (b) That Council apply to the Ministry of Citizenship and Culture for a Heritage Conservation District Study grant for the cost of the James North Study, and that the Planning and Development Department prepare the application;
- (c) That the Planning and Development Department be requested to include the James North Heritage Study in its work programme for 1983;
- (d) That Council instruct the Legal Department to prepare a by-law of intent to study James North, as prescribed under the Ontario Heritage Act, providing the grant receives Provincial approval; and
- (e) That the Planning and Development Department be directed to review the remaining potential heritage conservation districts after the results of the King East Research Study are available.







THIS IS SCHEDULE "A" TO BY-LAW No. \_\_\_\_\_  
PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

-----  
Clerk

-----  
Mayor





## 2. Heritage District Priorities Report







THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department  
71 Main Street West, Hamilton, Ont. L8N 3T4

ITEM NO. 5 (E)

Refer to File No. P5-8-4-1

Attention of

Your File No

November 4, 1982

TO: The Chairman and Members of the  
City of Hamilton Planning  
and Development Committee

SUBJECT

Heritage District Priorities.

RECOMMENDATIONS

1. That a Heritage Conservation District Study proceed for Durand South (See Appendix 1), providing a grant for the Study is obtainable from the Ministry of Citizenship and Culture;
2. That Council apply to the Ministry of Citizenship and Culture for a Heritage Conservation District Study grant for the cost of the Durand South Study, and that the Planning and Development Department prepare the application;
3. That the Planning and Development Department be requested to include the Durand South Heritage Study in its work programme for 1983;
4. That Council instruct the Legal Department to prepare a by-law of intent to study Durand South, as prescribed under the Ontario Heritage Act, providing the grant receives Provincial approval; and,
5. That the Planning and Development Department be directed to review the remaining potential heritage conservation districts after the results of the King East Research Study are available.

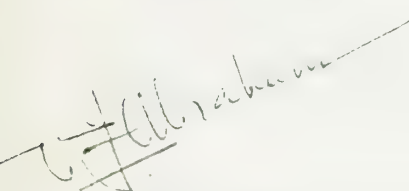




EXPLANATORY NOTE

The report recommends the initiation and financing of a Heritage Study for Durand South. It also recommends a procedure for developing a programme for future heritage studies.

Respectfully submitted,



V. J. Abraham, M.C.I.P.  
Director of Local Planning



J. D. Thoms, M.C.I.P.  
Commissioner  
Planning and Development

VJA:DG:sjb  
Attachment



## BACKGROUND

The Local Architectural Conservation Advisory Committee endorsed the attached report (Appendix 1) at its meeting on September 28, 1982 (Minutes Attached as Appendix 2).

The report recommends two studies:

### 1. The Durand South Heritage Conservation District Study

It is proposed that this be the first Heritage Conservation District Study. The Ministry of Citizenship and Culture has indicated that it will fund up to 50% of the cost of the Study. The Planning and Development Department would co-ordinate the Study; and,

### 2. The King East Heritage Study

The Study would involve research into the historic and architectural importance and the attitude of owners and businesses towards improvements of the character of the King Street East area between James and Wellington Streets. The purpose of the Study is to provide more information to decide on further Heritage Conservation District Studies (See Appendix 3). The Study, therefore, will help evaluate the appropriateness of the King East area for Heritage Conservation District Designation. The decision to proceed or not to proceed with designation would be made after the results of the Study are available. Council has already applied to the Federal Government, under Canada Community Development Projects, to fund the entire Study.

The City already has an approved Official Plan policy for heritage conservation. The next steps to expedite the Durand South Study are:

1. To obtain the Ministry of Citizenship and Culture grant; and,
2. To pass a by-law of intent to study the Durand South area. This does not need Provincial approval (See Appendix 3).

Once these steps have been completed, the Study can commence. The Province has issued guidelines on the preparation of plans and has suggested that policies should address land use, movement, building design, visual environment, social aspects, economic aspects, and implementation. The Plan would be more detailed than a Neighbourhood Plan but would be prepared in a similar manner to the secondary plans using a committee of interested citizens.

VJA:DG:sjb





POTENTIAL HERITAGE CONSERVATION DISTRICTS  
IN HAMILTON

REPORT

Prepared for the Hamilton LACAC and  
Planning Department

by Nina Chapple

with assistance from Cynthia Moore, Rob Brough,  
and Libby Measures, LACAC Research Committee

and from

David Godley and Rosemary Campbell,  
Planning Department, Hamilton-Wentworth

September 24, 1982

(MINOR REVISIONS - NOVEMBER 3, 1982)





Report  
Potential Heritage Conservation Districts  
in Hamilton

CONTENTS

I. INTRODUCTION

A. <u>Change to Heritage Conservation Districts</u> .....	1
An account of the current state of architectural conservation and its emphasis on district preservation	
B. <u>Purpose and Benefits of a Heritage Conservation District</u> .....	1
Summary of reasons in favour of implementing a Heritage Conservation District. ....	
C. <u>Heritage Conservation Districts in Ontario</u> .....	2
A brief description of Part V of the Ontario Heritage Act, 1974; the current status of designated districts in Ontario; the basic procedure to follow as directed by the Act	
D. <u>Funding Programs in Ontario</u> .....	3
Summary of funding programs designed specifically for Heritage Conservation Districts or heritage buildings. For greater detail, see Appendix C.	

II. SELECTION

Nine areas in Hamilton have been selected as potential Heritage Conservation Districts by LACAC in conjunction with the Planning Department. The areas are presented in groups, according to their building type, and accompanied by a brief description with a note on the building height permitted in each area.

A. <u>Commercial Districts</u> .....	5
Gore; James North; King East; King William/John	
B. <u>Commercial/formerly residential Districts</u> .....	7
James/Augusta; Hess Village	
C. <u>Residential Districts</u> .....	8
Durand South; MacNab/Bold	
D. <u>Institutional District</u> .....	9
Main/James	



## CONTENTS (continued)

### III. EVALUATION

In order to select which of the potential areas would be the best first candidate for consideration as a Heritage Conservation District, an evaluation of all nine areas took place.

A. Criteria ..... 10

A set of eight criteria were established which were designed to measure both the significance of an area (Architectural and Historical Considerations) and the appropriateness of each area as a Heritage Conservation District (Planning Considerations)

B. Rating System ..... 12

The evaluation system provided three levels of ranking.

C. Rating by Type ..... 12

The areas were evaluated in terms of the eight criteria in groups according to their building type. The ratings assigned each district are recorded on charts on the following four pages.

D. Final Evaluation ..... 17

The final ranking of all nine districts is presented along with comments pertaining to future action.

E. Recommendations ..... 19

### IV. APPENDIX

A. Maps of the nine potential Heritage Conservation Districts in Hamilton

B. Statement in the Official Plan on heritage conservation

C. Financial Aid Programmes



## REPORT

### Potential Heritage Conservation Districts in Hamilton

#### INTRODUCTION

##### Change to Heritage Conservation Districts

The architectural conservation movement of today has dramatically expanded its scope beyond the traditional role of preserving singular great works of architecture. Today, in addition to its original mandate, the movement now encompasses the conservation of whole groups of buildings, valued for their own collective historical and architectural significance.

Nor is concern with historic streetscapes and neighbourhoods a local phenomenon. Protected heritage districts are appearing with increasing frequency throughout the western world. In the words of an English critic, this change has been well summed up: "The scope of preservation has fundamentally changed... Now that preservation is concerned with the whole fabric of the country...it can never again be limited to an appreciation of unique architectural masterpieces".

In the States, the heritage district preservation has been currently assessed as the most active part of the whole movement: "...their number is growing rapidly...Not only have they brought new vigor to downtown districts...they furnish the base for the new industry of tourism".

##### Purpose and Benefits of a Heritage Conservation District

The purpose behind establishing Heritage Conservation Districts is to retain for future generations the authentic historic fabric of a whole segment of a community. District designation allows entire streetscapes to be preserved; urban squares, downtown parks, residential neighbourhoods are, likewise, eligible for protection. While many of the structures may not be outstanding works of architecture, their sum total achieves an effect far greater than any of its individual parts. What survives in an historic district is the relationship of the buildings to each other, to open spaces, to their natural





environment and to the man-made urban surroundings. The public can visit an historic district at any time and learn as much about the past as they want to without charge. Historic districts are not museums; they are living areas where people work and reside.

Regulations established under district designation are designed basically to maintain the historical, physical and aesthetic integrity of an area as well as to provide for the well-being of its resident population. Most of the regulations deal with encouraging the continuation of the original historical elements in an area, and with providing guidelines for new buildings so that the essential character of an area is not disrupted. Considerable funding is currently available to assist in the costs of private renovations as well as public services.

#### Heritage Conservation Districts in Ontario

The Ontario Heritage Act, 1974, contains legislation that enables municipalities to establish Heritage Conservation Districts under Part V of the act. This legislation functions very similarly to Part IV (designation of individual buildings) but is generally less restrictive. In both cases historic buildings may be voted by council a 180-day delay of demolition, but in district designation, no control is registered on title and no control of interiors is allowed. Furthermore, no controls go into effect until the designation procedure is formally approved by the OMB. In district designation, guidelines for new construction are allowed. Design standards can be set up to be relatively strict or relatively lenient, depending on the type of district.

To date, Ontario has established three Heritage Conservation Districts under the Ontario Heritage Act, 1974: Meadowvale in Mississauga, Barriefield near Kingston; and in downtown Oakville. Another fourteen communities are currently in the process of designation; and Hamilton is one of an additional fifteen communities which have the first step in place, namely, a



statement on heritage conservation in its Official Plan. In Hamilton's case, the Official Plan was approved by the Minister of Housing, in consultation with the Ministry of Citizenship and Culture, in June, 1982. (See Appendix B)

After this first step is completed, the procedure spelled out by the Ontario Heritage Act, 1974, is as follows:

1. A By-law of Intent is passed by City Council for the sole purpose of defining an area for study.
2. A Heritage Conservation District Plan is prepared for and adopted by City Council. (It is a two-part document--the area study which is the basis of the plan and the plan itself.) This plan after being adopted by City Council is submitted to the Ministry of Citizenship and Culture for endorsement.
3. A By-law designating the Heritage Conservation District is passed by City Council.
4. The Ontario Municipal Board must approve the designation by-law before it goes into effect.

Funding Programs in Ontario (See Appendix C for detailed information)

A number of provincial programs have been designed specifically to provide financial assistance in the preparation and implementation of a Heritage Conservation District and to the renovation of heritage buildings.

1. Ontario Heritage Foundation

This Foundation offers funds for Heritage Conservation District Studies and Plans; for renovations to provincially important buildings; and towards a historic plaquing program.

2. BRIC (Building Rehabilitation Improvement Campaign)

BRIC in its Heritage Conservation District Grants Program offers capital grants for the improvement of buildings within a District as well as for public services, buildings, etc. (Program was opened August 19, 1982 and allows up to \$100,000. in matching funds.)

BRIC is initiating a Municipal Revolving Fund Program which is expected to be opened in April, 1983. These funds could also be used for a conservation district.





3. Wintario Capital Grants Program.

Grants are available from Wintario for the improvement of important heritage buildings which have a public use.

4. Wintario Non-capital grants and Planning Grants.

Funds are available for promotional aspects of establishing a Heritage District in terms of publications, exhibitions etc.

Planning Grants are available for Feasibility Studies of important historic buildings.

5. Experience Program ( provincial ) and C.C.D.P. ( federal ).

Both these programs provide for researchers who could complete much of the field work necessary for the preparation of a district Plan.

\*It should be noted here that the Ontario Heritage Foundation is interested in doing a case study of a Heritage District Plan and Hamilton is considered to be a good candidate for the case study. In this case, the grant is expected to be considerably above the customary 50% of costs.



## Potential Heritage Conservation Districts in Hamilton

### PART I: SELECTION

Large clusters of historic buildings tend generally to be found in or near the area of original settlement, so that it is not surprising to find that in Hamilton the nine areas selected for further study by LACAC and the Planning Department were all located in the city's Core Area, i.e., the four downtown neighbourhoods of Beasley, Central, Corktown and Durand.

The general criteria used for this initial selection of potential areas were based on those recommended by the Ministry, namely, that the majority of buildings have architectural and/or historical significance, and that the district as a whole be an area of special association that is distinctive within the community, thereby contributing to the character of the entire community.

#### Selected areas

After careful consideration nine areas were selected as potential Heritage Conservation Districts: four commercial districts; two commercial districts that were originally residential; two residential districts; and one institutional district.

For specific boundaries of these areas, see the accompanying maps in Appendix A.

#### Commercial Districts

The commercial districts selected radiate out from Hamilton's traditional commercial focal point at James and King.

1. Gore: King East from James east to Catharine St.  
(including Gore Park).
2. James North: from King to Barton St. (the northerly commercial branch)
3. King East: from Catharine to Wellington St. (the easterly commercial branch)
4. King William/John: King William from James North to John North; John North from King William to King East  
(connecting link between James North and King East)



ng Under present zoning regulations, buildings with a maximum height of 30 stories are allowed to be built in the Gore, on King East (James to Ferguson) and on King William/John. Buildings with a maximum height of 8 stories are allowed to be built on James North and on King East (Ferguson to Wellington). Since much of the historic charm of an area is produced by long rows of pleasantly scaled buildings, usually two to four stories in height, the appearance of a high-rise building would considerably and permanently alter the character of the area.

ral All these historic commercial streetscapes have become in recent years even more significant to Hamilton because the entire historic shopping area around the old market place, from Main Street to York Boulevard, has been lost. The Gore, James North and King East have, as a result, become the city's prime record of the commercial prosperity which once flourished in the heyday of the Victorian era.

These nineteenth-century commercial areas tend also to be naturally good candidates for a heritage district, because of the similarity and unity basic to their building design, i.e., the tall, narrow, attached brick rowhouse, two to four stories high. When this unit is repeated over again with minor variations on the theme, streetscapes of remarkable continuity and coherence result.

These characteristics of continuity and coherence, all four districts have in common. The Gore distinguishes itself from the others by its interior public park, an open green space that is the most distinctive feature of the Hamilton cityscape. The park marks the central point of the city and is an urban design that is unique among Canadian cities.

s N. James North is the longest of the four potential districts and has a public dimension in addition to its commercial role; in this area are located the Anglican Cathedral, the Armouries and, nearby, the new Public Library. These are continuations of the area's historic function as Hamilton's civic centre, when the City Hall, Post Office, Opera House and Masonic Hall were all located there.





East Like the others, King East displays considerable architectural consistency. It also benefits from its location next to the Gore. There's no dividing line either visually or commercially between the Gore and King East, other than the narrowing of King Street. Formerly, King East was a theatre area, and two cinemas still exist there today.

#### Commercial Districts/ formerly residential

The areas known as Augusta/James and Hess Village are found on the city's main axes, somewhat removed from the city centre yet near enough for the commercial development to have reached them.

1. James/Augusta: An area along James South from the T.H. & B. tracks south to Robinson and Forest with side branches down Augusta and Bold.
2. Hess Village: The area enclosed by Queen, King, Main and a line west of Caroline.

ing In the James/Augusta district, present zoning regulations allow up to 30 stories, 12 stories for the block between Young and Forest. In Hess Village, an eighteen-story building could presently be constructed according to zoning by-laws. Buildings of this scale when allowed to intrude in an historic district would change permanently the relationship and harmony the older buildings have with each other and with their surroundings.

eral These two areas warrant study as potential Heritage Conservation Districts because each exhibits a distinct historic identity. They consist primarily of Victorian houses—be they row, semi-detached or detached—which have a pleasant domestic character and a flourishing commercial role. This duality creates the sense of a small community within a large city, reinforcing the districts' separate identity.

#### es/Augusta

This area contains a number of outstanding buildings, worthy of designation: the James Street terrace (142-160), Hereford House (13-15 Bold Street), 13 and 29 Augusta. These prominent buildings date primarily from the middle of the nineteenth century and are relatively rare. Most of the other structures are Victorian homes that have been converted and add to the historic character.



## Village

The strong point in favour of Hess Village is the way these houses, which are not unusual for Hamilton, relate to each other and to the street. A very pleasant atmosphere is created which is enhanced by the pedestrian mall and attractive plantings. Nor does Hess Village have the heavy through-traffic which adversely affects some of the other areas.

## Residential Districts

Both these areas are located south of the city core, the one small and contained, the other incorporating an extensive area, as much as three times the number of blocks of any of the other districts.

1. Durand South: The area enclosed by James, Aberdeen(both sides), Bay (both sides) and to just south of Robinson St.
2. MacNab/Bold: The area enclosed by Park South, Hurst Place, MacNab South and Bold Street.

ng Under present zoning regulations, buildings in Durand South are primarily confined to a regular house size of two-to-three stories, yet there are a number of exceptions, allowing buildings up to a height of 18 stories. MacNab/Bold area has a height limit of a maximum 18 stories. In both cases, high-rise would prove to be irreversibly disruptive to the historic character of the areas.

ral Although not the oldest residential areas, these two were selected out of numerous historic neighbourhoods because of the clearly defined historic character they display.

nd South

On the one hand, Durand South has to offer Hamilton's finest array of High Victorian residences--grand, fashionable homes that spiritedly compete for attention along the tree-lined streets. This neighbourhood grew as the city's industrial strength grew, and here, in the high-styled homes of Durand South, the new industrial wealth found expression and a permanent record.





MacNab/Bold

On the other hand, the small neighbourhood of MacNab South at Bold offers a glimpse of Hamilton in the 1850's, where the handsome stone rowhouses and Presbyterian Church reflect the old world culture of the founding fathers. Cut off from the downtown by the Hunter Street railroad tracks, MacNab/Bold has retained its picturesque streetscape, the best example of its kind left in the city.

### Institutional District

Most of the major downtown historic institutional buildings are concentrated in the Main/James area of Hamilton, a tradition that started in the early years of the community.

Main/James: The area that begins on the north with the Pigott Building (36 James South), swings west to Centenary Church, then south to Hunter Street and the T.H. & B. Railroad Station, then north along James South back to the Pigott Building.

Under present zoning regulations, buildings with a maximum height of 30 stories are allowed. Unlike most of the other districts, Main/James does incorporate highrise buildings, the most notable being the Pigott Building. The placement of any future high-rise buildings should be planned, however, so that sight lines to such urban landmarks as St. Paul's steeple would be preserved.

Main/James

In the nineteenth century, it was the churches--Centenary United, St. Paul's Presbyterian, and James Street Baptist-- along with the Hamilton Club, who sought this prime location. Traditionally, banking institutions clustered in this area, as well, and the two of historic importance date from the early twentieth century, the Mercantile Bank and the Bank of Montreal. It was at this city focal point, too, that Hamilton's earliest prominent skyscrapers were constructed--Federal Life (at the northwest corner of Main) and the Pigott Building. As an historic district, Main/James has no parallels; these historic landmarks contribute vitally to the identity of Hamilton; many of them serve as symbols of the city.



## EVALUATION

### POTENTIAL HERITAGE CONSERVATION DISTRICTS IN HAMILTON

#### Criteria

Following from the general guidelines set up by the province, a number of specific criteria were developed to evaluate in greater depth a district's architectural and historical significance. Furthermore, because a district must also be considered in terms of its present-day context, criteria were set up to measure the effects of current urban environmental factors on the district as well as the degree of support in favour of a conservation district from within the area itself.

#### Architectural Considerations

##### 1. General quality of buildings in district

Quality of architectural character is produced by both the buildings of intrinsic value (worthy of designation) and those of contextual value. Criteria include evaluation of the buildings in terms of style, design, age, type of construction. Priority is given architectural character that is more unusual or of better design.

##### 2. Quality of the district as a whole

The success of a heritage district depends on how the buildings relate to each other. The configuration of the total area, the coherence of the architecture, the ambience created are all factors which affect a person's understanding and appreciation of a heritage district. Priority is given areas where there is a strong sense of identity.

##### 3. Integrity and continuity of buildings

Important in the assessment of an historic area is the degree to which the architecture has maintained its original appearance and use. Priority is given to buildings and areas where the architectural integrity has been maintained and the original use continued.

##### 4. Condition and potential of buildings

The condition of a building, i.e., its soundness, its potential for renovation and its potential for a compatible re-use are necessary factors to consider in assessing an area's value. Priority is given to buildings with the highest potential (or realized potential).





## Architectural/Urban Design considerations

### 1. Significance of a district to the city today

How important a role a district has played or plays today in the life of a city affects the overall value of a district. Whether a district incorporates attractive physical features such as a park or an open urban square affects the success of the area. A heritage district can also act as a strong factor in the identity of a city. Priority is given to areas of major public use; to areas with special landscape features; and, particularly, to areas that enjoy a landmark status or serve as a symbol of the city.

## Historical considerations

### 1. Importance of historic role

The association of buildings or a whole area with historical events or persons provides additional meaning to that district. An area might also reflect broad patterns of social, cultural, economic, industrial history of the city. Priority is given in cases where the associations are close and/or the events, persons or patterns are of considerable historical significance.

## Planning considerations

### 1. Anticipated support

Heritage districts most directly affect owners because property rights are controlled. Tenants and those in the surrounding areas are also affected. Strong support for heritage measures will enable heritage policies to be implemented. Potential heritage areas with the greatest public support will be given priority.

### 2. Quality of environmental features-existing and potential

A number of urban environmental factors can play an important part in determining the degree to which a potential district is an attractive and pleasant place to be, e.g., traffic, railroad tracks, etc. Priority is given areas where these factors are either already beneficial or have a high potential for improvement.





## EVALUATION

### POTENTIAL HERITAGE CONSERVATION DISTRICTS IN HAMILTON

#### Rating System

The evaluation system provides for three levels of ratings. In terms of the architectural and historical considerations, the ranking is: excellent (major)  
very good (considerable)  
good (moderate)

In terms of the planning considerations, the ranking is: strong (high)  
medium  
limited.

Additional ratings at the lower end of the scale were not needed in this case where the districts were preselected on the basis of merit.

The following four pages show the ratings given each district,

#### Rating By Type

##### 1. Commercial Districts:

The Gore clearly distinguishes itself as the commercial area of greatest importance to the city, scoring in the top category for 1. Quality of district as a whole; 2. Significance of district to city today; and 3. Importance of historic role.

James North and King East followed with similar scores, except that James North, as the city's former civic centre, ranked higher on the historical component.

King William/John ranked consistently at the moderate level, behind the other three districts.

##### 2. Commercial/formerly residential districts:

James/Augusta ranks ahead of Hess Village because of the high premium put on the now rare, pre-Confederation stone architecture. Hess Village, on the other hand, scores points for its continuity and coherence as a district of late 19th-century character.

##### 3. Residential Districts

Durand South far outscored MacNab/Bold by being rated in the top category for both quality of the architecture and quality of the district as a whole, the only district to have that distinction. MacNab/Bold's value rests with the limestone structures from the 1850's.

##### 4. Institutional District

Main/James, the only district of its kind in the city, contains more city landmarks than all the other districts, but nevertheless, the district as defined does not display a strong coherence.



RATING: Architectural/ Historical Considerations: Excellent (major) very good (considerable) good (moderate) strong (high) medium limited  
 Planning Considerations:

POTENTIAL HERITAGE CONSERVATION DISTRICT	GENERAL QUALITY OF BUILDINGS IN DISTRICT	QUALITY OF DISTRICT AS A WHOLE	INTEGRITY AND CONTINUITY OF BUILDINGS	CONDITIONS AND POTENTIAL OF BUILDINGS TO CITY TODAY	SIGNIFICANCE OF DISTRICT TO CITY TODAY	IMPORTANCE OF HISTORIC ROLE	ANTICIPATED SUPPORT	QUALITY OF ENVIRONMENTAL FEATURES- EXISTING OR POTENTIAL
Gore	very good	excellent	good	very good	major	major	limited	medium
James North	good	very good	good	very good	considerable	major	limited	medium
King East	good	very good	good	very good	considerable	considerable	limited	medium
King William/ John	good	good	good	good	moderate	moderate	limited	high





RATING: Architectural/  
Historical  
Considerations:

Excellent (major)  
very good (considerable)  
good (moderate)

Planning  
Considerations:

strong (high)  
medium  
limited

POTENTIAL HERITAGE CONSERVATION DISTRICT	GENERAL QUALITY OF BUILDINGS IN DISTRICT	QUALITY OF DISTRICT AS A WHOLE	INTEGRITY AND CONTINUITY OF BUILDINGS	CONDITION AND POTENTIAL OF BUILDINGS	SIGNIFIC- CANCE OF DISTRICT TO CITY TODAY	IMPOR- TANCE OF HISTORIC ROLE	ANTICI- PATED SUPPORT	QUALITY OF ENVIRON- MENTAL FEATURES- EXISTING OR POTENTIAL
James/Augusta	very good	good	good	good	consid- erable	consid- erable	medium	medium
Hess Village	good	very good	good	good	moderate	moderate	medium	high



RATING:	Architectural/ Historical Considerations:	Excellent (major) very good (considerable) good (moderate)			Planning Considerations:			strong (high) medium limited
		QUALITY OF DISTRICT AS A WHOLE	INTEGRITY AND CONTINUITY OF BUILDINGS	CONDITION AND POTENTIAL OF BUILDINGS TO CITY TODAY	IMPORTANCE OF HISTORIC ROLE	ANTICIPATED SUPPORT	QUALITY OF ENVIRONMENTAL FEATURES-EXISTING OR POTENTIAL	
POTENTIAL HERITAGE CONSERVATION DISTRICT								
Durand South	excellent	excellent	very good	very good	major	considerable	strong	high
MacNab/Bold	very good	good	very good	very good	moderate	moderate	medium	medium



RATING: Architectural/ Historical Considerations: Excellent (major)  
very good (considerable)  
good (moderate) Planning Considerations: strong (high)  
medium  
limited

POTENTIAL HERITAGE CONSERVATION DISTRICT	GENERAL QUALITY OF BUILDINGS IN DISTRICT	QUALITY OF DISTRICT AS A WHOLE	INTEGRITY AND CONTINUITY OF BUILDINGS	CONDITION AND POTENTIAL OF BUILDINGS	SIGNIFIC- CANCE OF DISTRICT TO CITY TODAY	IMPOR- TANCE OF HISTORIC ROLE	ANTICI- PATED SUPPORT	QUALITY OF ENVIRON- MENTAL FEATURES- EXISTING OR POTENTIAL
Main/James	excellent	good	very good	good	major	major	limited	limited





## CONCLUSION

### Final Evaluation

When all nine potential districts are rated in terms of each other, then the final evaluation is: Durand South .... first  
Gore..... second  
Main/James  
James North  
King East ..... third  
James/Augusta  
MacNab/Bold  
Hess Village .... last  
King William/John

### .Durand South

In addition to the reasons given earlier for Durand South's top evaluation, this area also fulfills two priorities in selecting the district which would be the best first candidate for designation under Part V of the Ontario Heritage Act.

1. The first district to be proposed for designation in the city should be one that is clearly recognized by the public as an identifiable historic district; fixed-in-time and relatively free of modern intrusions.
2. The first district to be proposed for designation in the city should be one with the best chance for success. For a number of years, the Durand Neighbourhood Association has been actively involved in trying to keep the pleasant, residential, and genuinely historic character of the area. More than in any other potential district, this neighbourhood organization has demonstrated goals that are in agreement with the purpose of a Heritage Conservation District.

A third priority, one of threat to heritage character and need for protection, applies to all nine districts alike, for the zoning by-laws, as presented previously, allow high rise to be built in all nine areas at the present time. All the proposed areas, therefore, are vulnerable and it is impossible to predict where the next high-rise might be built.

### .Gore

The Gore deservedly attained a very high rating not only as a unique urban space and park but also as Hamilton's central focal point, the literal and figurative heart of the city. Despite this high rating a number of questions were raised about the appropriateness of the Gore as a formal Heritage Conservation District. Among the



concerns that need resolving are whether the business community would support a heritage district; whether a district should apply to a building stock dating from many different periods; and whether such environmental problems as traffic and the park-use can be simultaneously improved. On the other hand, city initiatives such as the present Downtown Action Plan tie in closely to the goals of a heritage district, and considerable funding is available for private building renovation under the Heritage Conservation District Grants Program (BRIC).

Because of the Gore's demonstrated significance to the city, a separate study of this district should be undertaken to determine if a formal Heritage Conservation District would be appropriate to the Gore.

.Main/James; James North; King East; James/Augusta; MacNab/Bold

The selection of one district to recommend first as a Heritage Conservation District is in no way intended to diminish the importance of these other districts under consideration. It is all the more important, therefore, to review new proposals in the light of the demonstrated architectural and historical significance of these areas. The Evaluations indicated that one major concern for all these areas was the lack of support for district designation expected at the present time.

A research and public education project should take place in at least one of these areas (while the first district is in the process of designation, and before a review of all the potential areas, scheduled for the end of 1983) to assess how best to proceed with a second district recommendation, if approved.

.Hess Village; King William/John

While considered not as central to the life of the city as some of the above districts, these two shopping areas have a predominantly historic character. Because of their relatively small size and lack of major traffic problems, both districts continue to be eligible for future Heritage Conservation District designation.

These two districts, therefore, should be included also in the review of all potential districts scheduled for the end of 1983.





### Recommendations

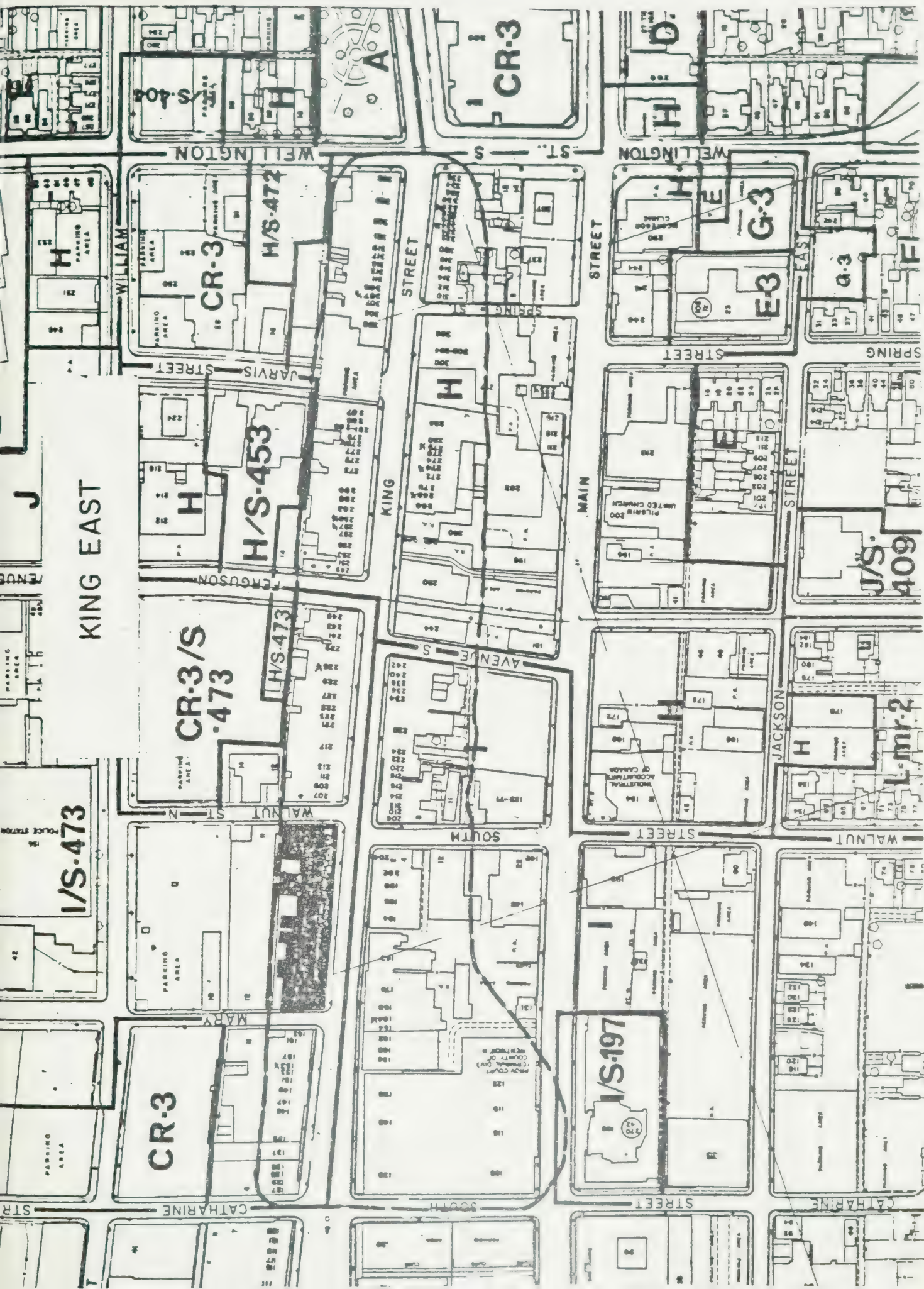
1. It is recommended that Durand South (as the top-ranking district) be put forward as Hamilton's first Heritage Conservation District and that the procedure for designating Durand South under Part V of the Ontario Heritage Act be initiated.
2. It is recommended that a separate study be undertaken for the Gore (as the second-ranking district) and King Street East (as a representative of the third-ranking group and as the district most closely associated with the Gore) in terms of both research and public education to be completed before the end of 1983.
3. It is recommended that a review of priorities take place at the end of 1983 re: all potential heritage districts in order to proceed with a selection of a second district to be recommended under Part V of the Ontario Heritage Act.



## APPENDIX

- A .....Maps of the nine potential  
Heritage Conservation Districts  
in Hamilton
- B ..... Statement in the Official Plan  
for Hamilton on heritage  
conservation
- C ..... Financial Aid Programmes

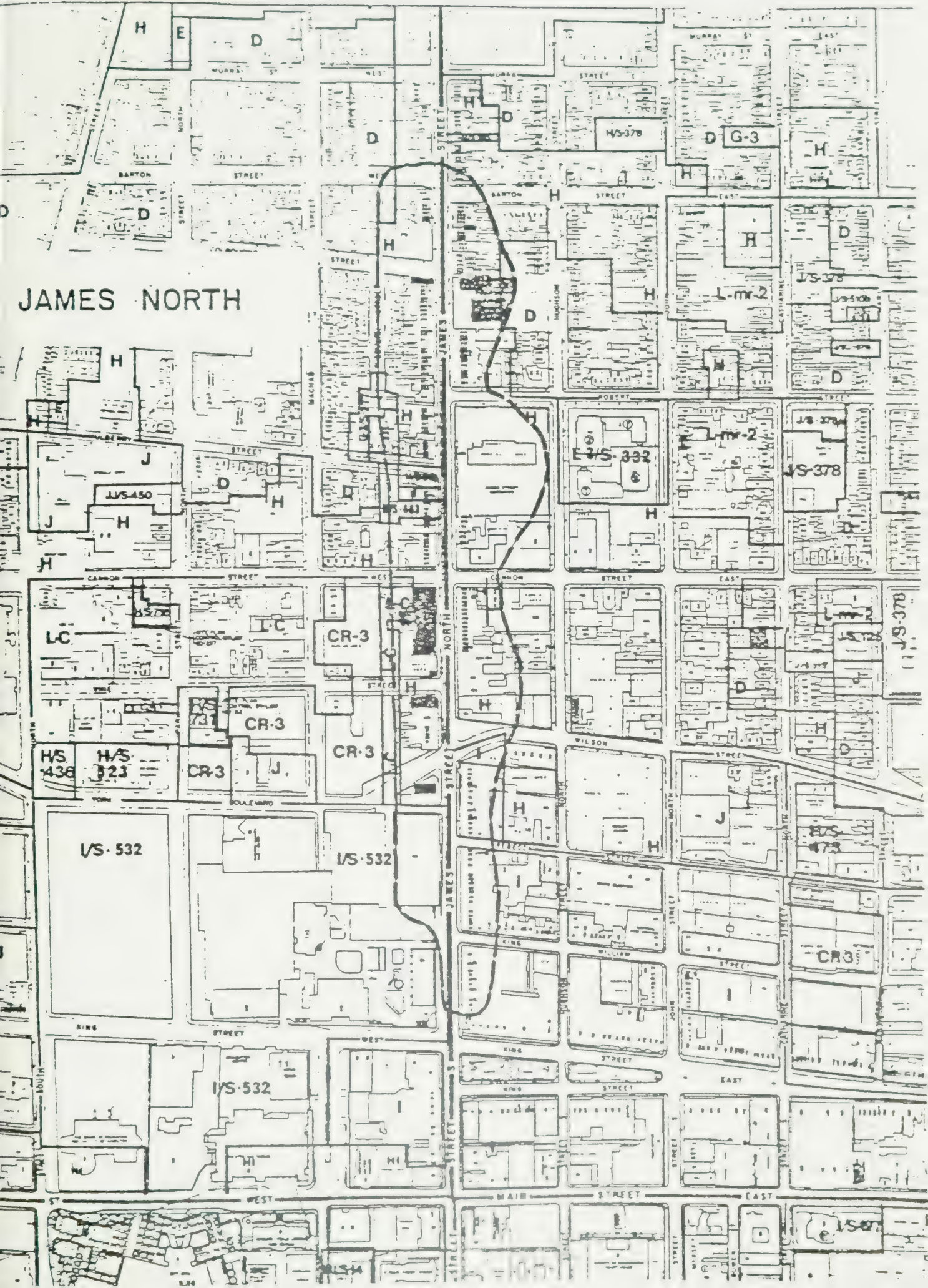






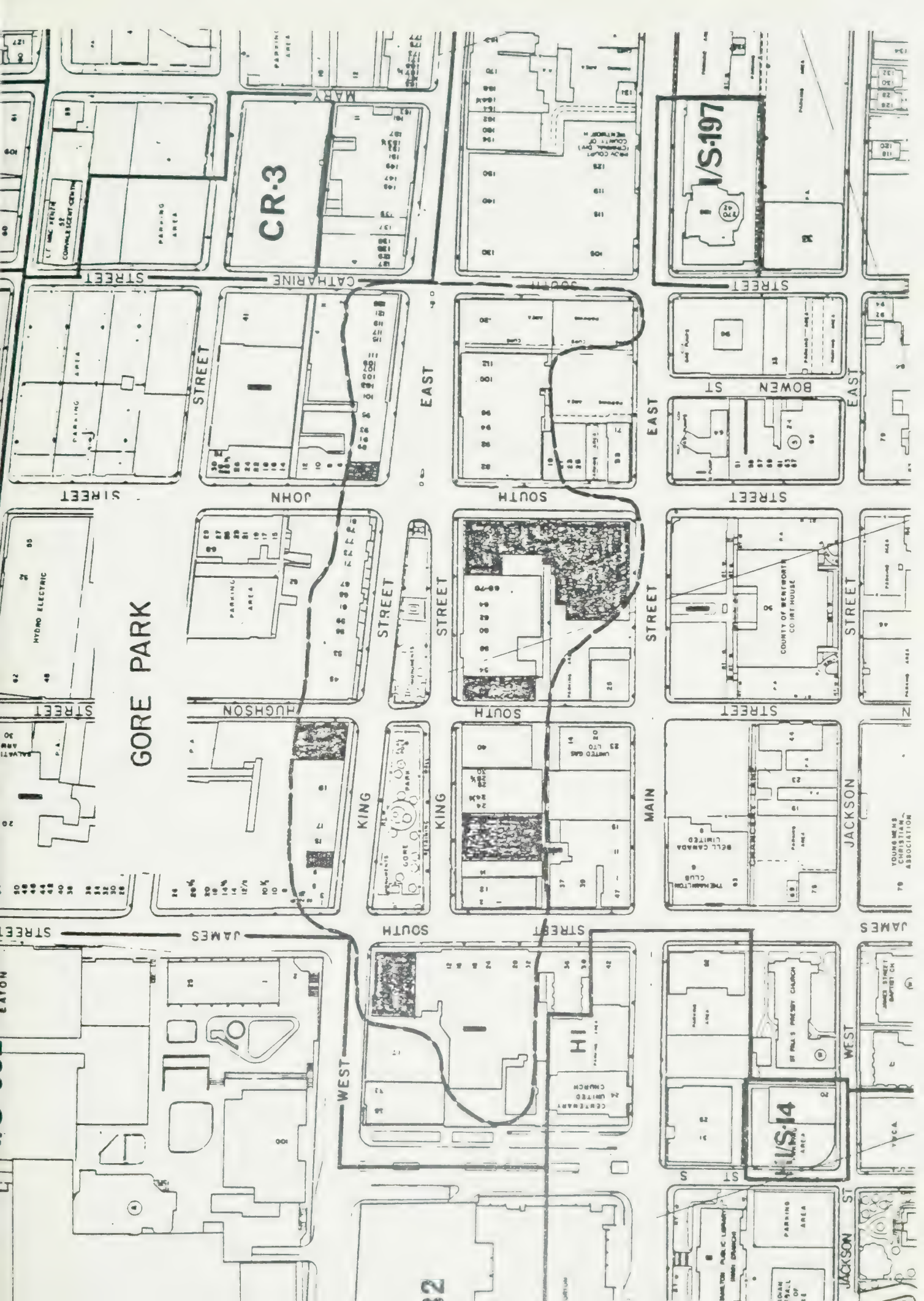


JAMES NORTH









GORE PARK

CR-3

S-197

S-14

KING STREET

KING STREET

STREET

STREET

JACKSON STREET

WEST STREET

JACKSON STREET

JOHN STREET

SOUTH STREET

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BOWEN ST

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CATHARINE STREET

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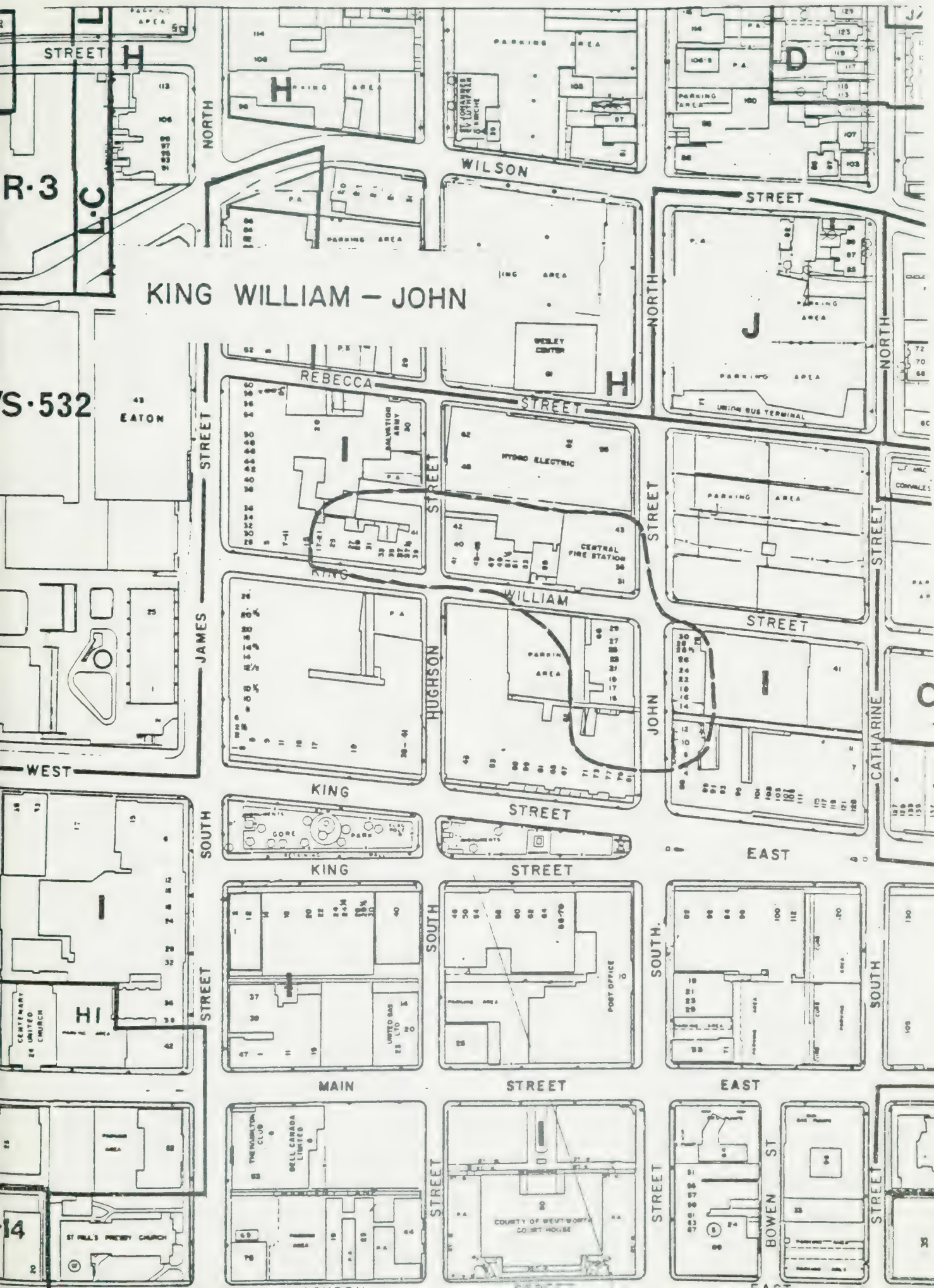
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JACKSON STREET







KING WILLIAM - JOHN

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MAIN

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JAMES

SOUTH

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HUGHSON

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JOHN

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NORTH

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WILSON

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NORTH

NORTH

NORTH

REBECCA

WILLIAM

STREET

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STREET

BOWEN ST

COURTY OF WESTWORTH COURT HOUSE

UNION BUS TERMINAL

HYDRO ELECTRIC

CENTRAL FIRE STATION

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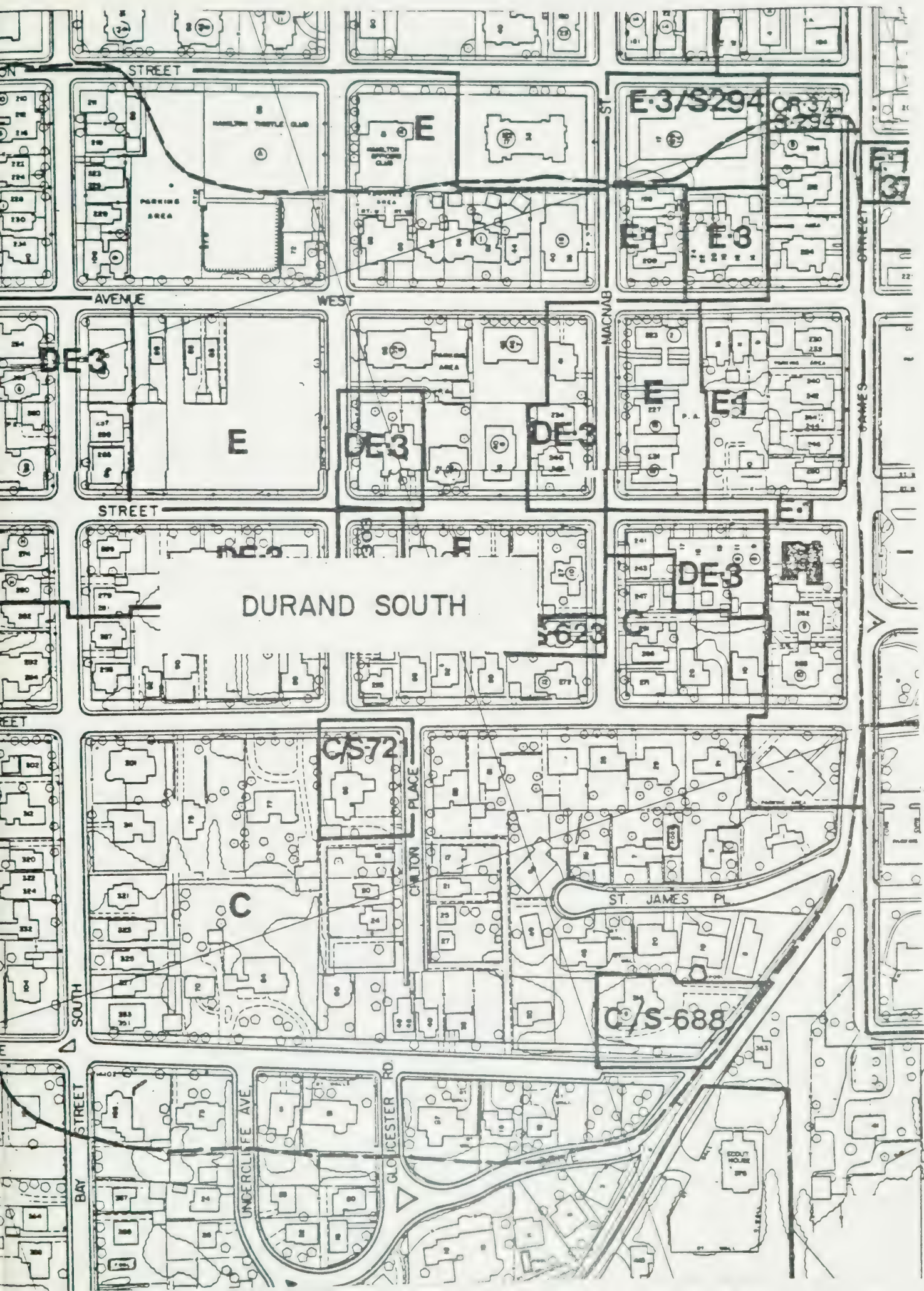
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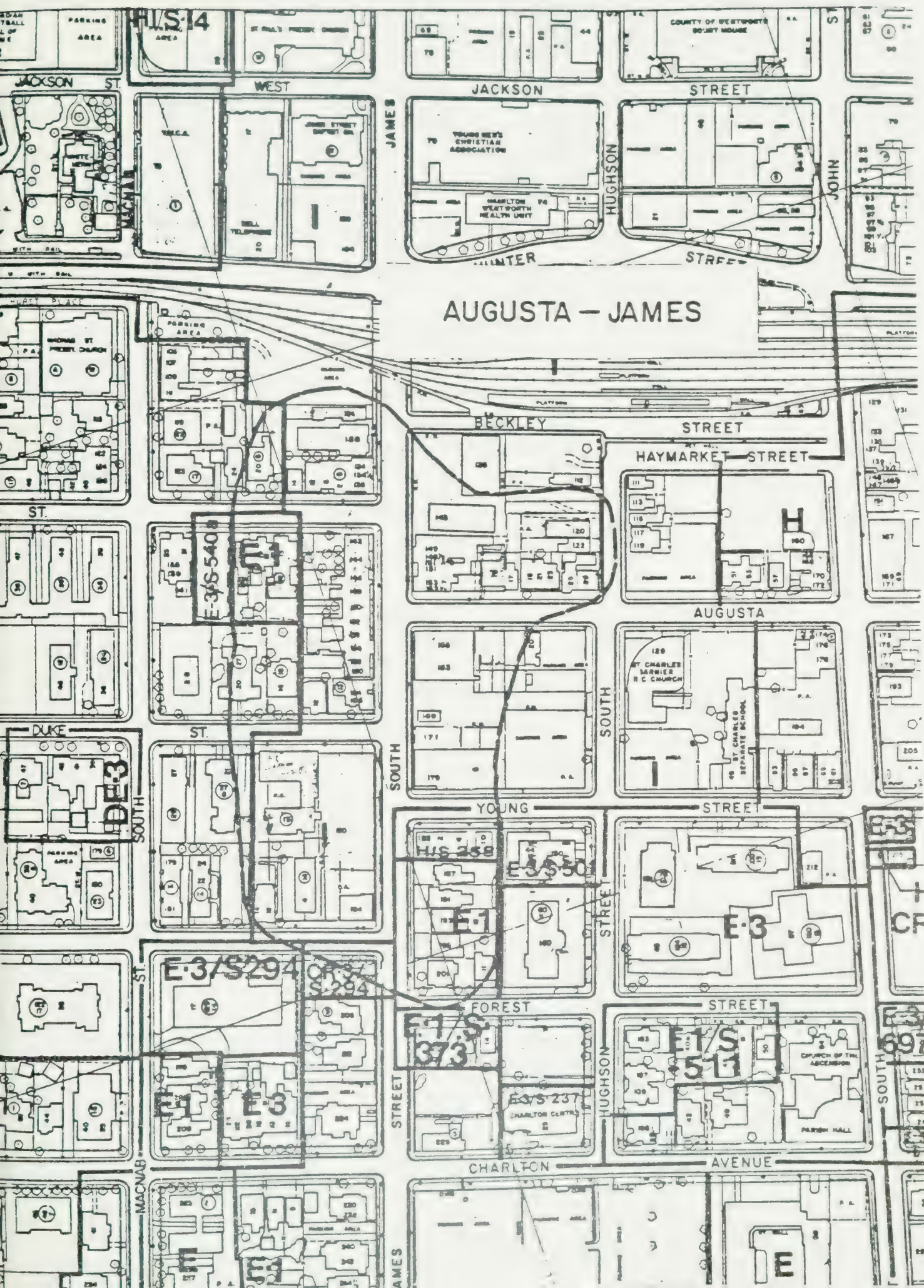






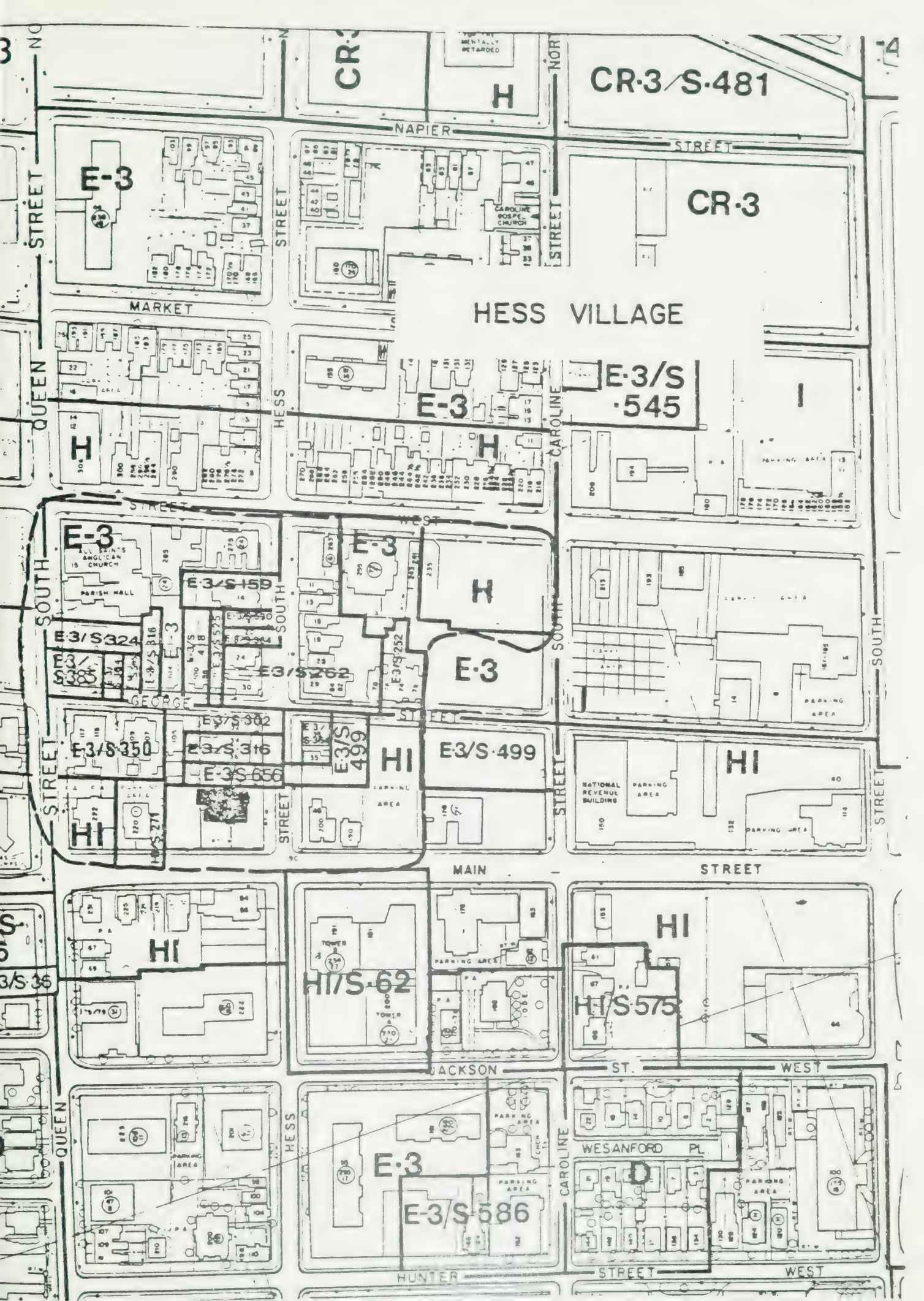












CR-3/S-481

CR-3

HESS VILLAGE

E-3/S-545

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E-3

E3/S-499

HI

HI

HI/S-575

HI/S-62

E-3  
E-3/S-586

WESANFORD PL

STREET

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HUNTER

JACKSON

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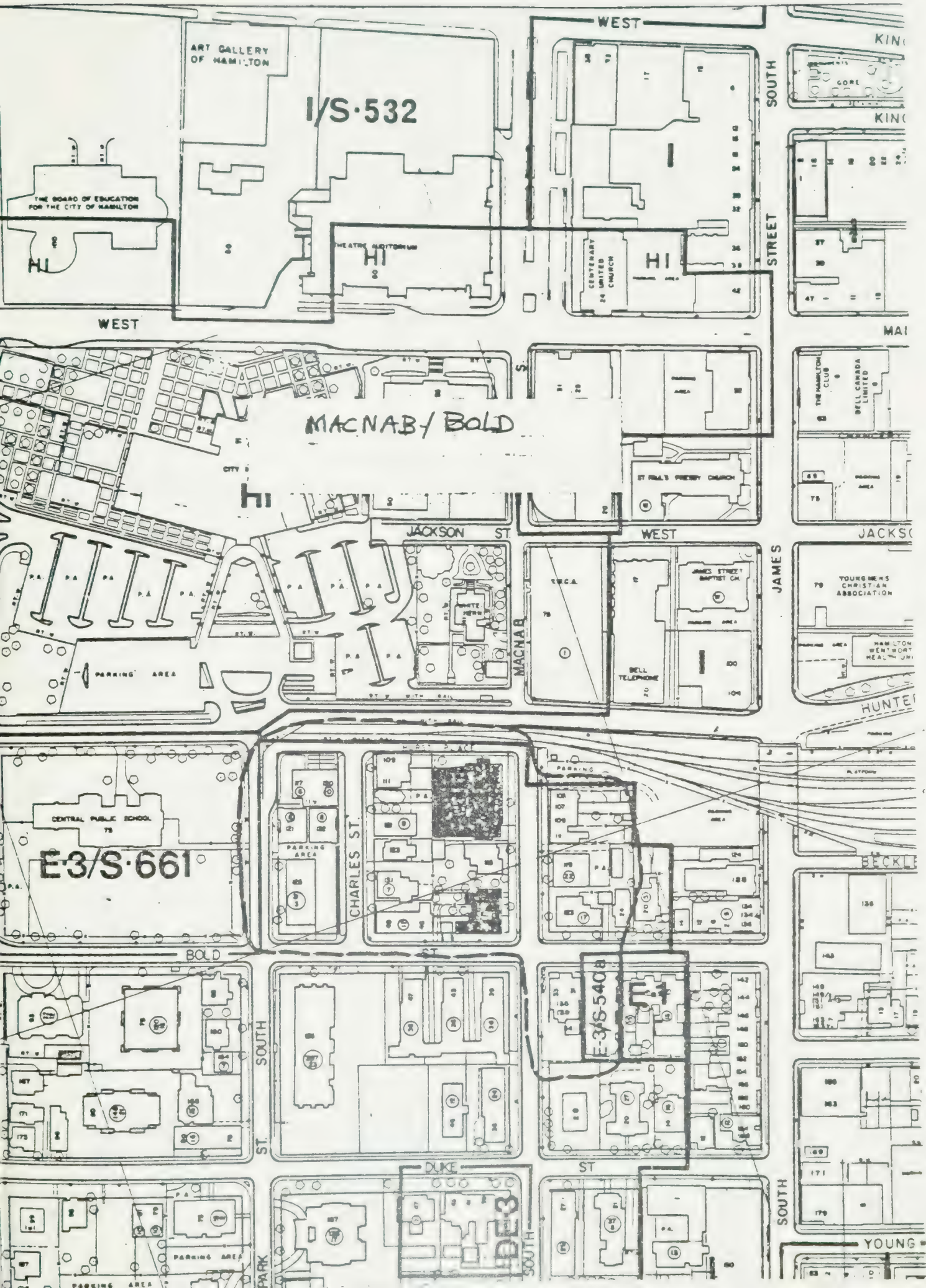
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## SUBSECTION C.6 — HISTORIC AND ARCHITECTURAL RESOURCES

*The intent of this Plan is to sensitively manage the wealth of local resources. It is intended that those resources of HISTORIC AND ARCHITECTURAL merit will be preserved, where feasible, and to enhance the character and heritage of Hamilton. However, preservation alone may clutter the City with functionally obsolete or static structures. Accordingly, it is further intended that appropriate measures be established to meld preservation with rehabilitation to ensure that these resources will be recycled for active use and be instrumental in setting the visual character of the City.*

- 6.1 In accordance with the intent of the Regional Official Plan, Council will consult with the Local Architectural Conservation Advisory Committee to advise in matters relating to ARCHITECTURAL conservation. In particular, this Committee may be required to periodically identify and catalogue buildings of ARCHITECTURAL AND HISTORIC significance that are worthy of preservation through individual designation as Buildings of Historic or Architectural Value under the provisions of The Ontario Heritage Act.
- 6.2 In accordance with the intent of the Regional Official Plan, Council, in consultation with the Local Architectural Conservation Advisory Committee, may designate a Heritage Conservation District under the provisions of The Ontario Heritage Act where it has been determined that some or all of the following characteristics have been identified:
  - i) The majority of the buildings reflect an aspect of local history by nature and HISTORICAL significance of setting;
  - ii) The majority of the buildings are of a style of architecture or method of construction significant HISTORICALLY or ARCHITECTURALLY to the City, Region or Province;
  - iii) The District contains other important physical, environmental or aesthetic characteristics that, in themselves, are not sufficient for designation, but which lend support in evaluating the criteria for designation; and,
  - iv) The District is in an area of special association that is distinctive within the City and, as a result, contributes to the character of the entire community.
- 6.3 Prior to the designation of a Heritage Conservation District, Council will meet the following provisions:
  - i) Pass a by-law of intent to define and investigate an area;
  - ii) Prepare and adopt a Heritage Conservation District Plan which will encourage conservation through controls and incentives, and establish criteria for controlling demolition and regulating design; and require the endorsement of the Ministry of Culture and Recreation; and





- iii) Pass a by-law designating the area as a Heritage Conservation District, subject to Ontario Municipal Board approval which will permit the City to regulate ARCHITECTURAL design within the District.

- 6.4 In accordance with the intent of the Regional Official Plan, Council will fully co-operate with the Region and/or any Regional Heritage Foundation that may be established in the management of regional HISTORICAL resources.
- 6.5 Major development or redevelopment will not take place within, or in close proximity to, Residential areas having HISTORICAL or ARCHITECTURAL merit, where Council determines that such development or redevelopment will detract from, or indirectly impair, the character, quality, amenities, or stability of the Residential areas.
- 6.6 Encouragement may be given to Commercial development schemes, in appropriate locations, proposed to incorporate a building, or group of buildings, with HISTORIC character or ARCHITECTURAL value, and to proposals which utilize buildings or lands serving obsolete functions and which are, therefore, underutilized or vacant.
- 6.7 Council recognizes that there are sites with archeological significance within the city that are worthy of conservation. Accordingly, where there is a reasonable expectation that archeological potential exists, Council will consult with the Ministry of Culture and Recreation for advice concerning the conservation and protection of such sites.





## APPENDIX III

### Financial Aid Programmes for Heritage Conservation Districts and Heritage Buildings

To assist in the study and implementation of a Heritage Conservation District, several programmes offer financial aid at different points in the process; one grant does not preclude the other.

#### 1. Ontario Heritage Foundation

- a. Grants for the preparation and implementation of a Heritage Conservation District Plan.

Amount: Up to 50% in matching grants

Date: On-going

Eligibility: By-law of Intent passed by Council

The Ontario Heritage Foundation is interested in doing a case study of a Heritage District Plan and Hamilton is considered a good candidate. If chosen, the city could expect a grant considerably higher than the standard 50%.

- b. Provincially important heritage structures.

Grants vary; on-going program

- c. Historic plaques.

One per year; on-going program.

#### 2. BRIC (Building Rehabilitation Improvement Campaign)

- a. Heritage Conservation District Grants Program for aid in capital costs : private renovations, public, public services, amenities; 26 categories are available.

Guidelines currently in process of publication.

Amount: Up to \$100,000. (matching \$ 1.20 for every municipal dollar--the municipal share may include private donations)

Date: August 19, 1982 - March 31, 1987.

Eligibility: After the Ontario Municipal Board has approved the By-law of Designation

- b. Municipal Revolving Fund

Date: Program is expected to be opened in April 1983.

#### 3. Wintario

- a. Capital Grants Program (for renovations to a historic building)

Amount: matching grants, depends on expenditures

Date: Open for limited each year

Eligibility: A significant heritage building with public non-profit use

- b. Non-capital grants (for operating costs)

Amount: matching grants, depends on project

Date: on-going

Eligibility: publications, exhibitions on local heritage

- c. Planning Grants Program

Amount: matching, depends on project

Date: on-going

Eligibility: Heritage building-feasibility study



### APPENDIX III (continued)

#### 4. Employment Programs for Researchers

##### a. Experience Programs (provincial)

Grants apply to summer researchers. Hamilton LACAC has participated in this program for the last five years.

##### b. CCDP (federal)

Grants apply to researchers for up to a 12 month period. The Planning Department has had several CCDP programs to date.





EXTRACT FROM THE LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE  
MINUTES - TUESDAY, SEPTEMBER 28, 1982

Present: Mr. A. Butler, Chairman  
Mrs. D. Dent  
Mr. B. Henley  
Alderman B. McCulloch  
Alderman R. Wheeler

Also Present: Mr. D. Godley, Planning Department  
Mr. M. Lewis, Hamilton Historical Board  
Mrs. N. Chapple, L.A.C.A.C.

HERITAGE CONSERVATION DISTRICTS

This meeting of L.A.C.A.C. was called in order to discuss the Report on Potential Heritage Conservation Districts in Hamilton. The subject has been under study for over a year by members of the Research Committee (Mrs. Moore, Chairman; Rob Brough, and Libby Measures) by members of the Planning Committee (Rosemary Campbell and David Godley) and by Nina Chapple, who wrote the final report. The report was submitted to L.A.C.A.C. by Research Committee. In accordance with recommendations from the Ontario Heritage Foundation, a number of areas were selected as worthy heritage districts and subsequently evaluated according to architectural, historical, and planning criteria. The report concluded that the area south of Robinson Street between James and Bay (both sides) to Aberdeen Avenue (both sides) was the best candidate for the first Heritage Conservation District to be recommended.

The following discussion centred on the types of control involved with district designation; the value and need in older commercial areas like James Street North and King Street East; and, the support of a heritage district given by the Durand Neighbourhood Association. The Committee agreed that any proposal should not go forward until after election and that the choice of a first district recommendation in no way reduced the value or the need for protection of the other areas under consideration.

OTION It was moved by Alderman Wheeler and seconded by Alderman McCulloch that L.A.C.A.C. endorse the Report on the Potential Heritage Conservation Districts submitted by the Research Committee and will forward the Report through the Planning Department to the Planning and Development Committee with a copy to Parks and Recreation Committee. Passed unanimously.

In tandum with this recommendation is the proposed study of the Gore and King East as possible heritage districts (a CCDP project administered by the Planning Department) and the consideration by L.A.C.A.C. of further study of James North area.

OTION It was moved by Mrs. Dent and seconded by Alderman Wheeler that Mr. Butler would contact M.P. Stan Hudecki and Cathy Cody to inform them of L.A.C.A.C.'s support of the CCDP project.





PROPOSED KING EAST HERITAGE STUDYINTRODUCTION

The Local Architectural Conservation Area Committee's report on heritage conservation district priorities identifies the Gore and King Street East as important areas for the conservation of historic and architectural character. However, other initiatives such as the existing and proposed Business Improvement Area and the Downtown Action Plan make it expedient to carry out further research to decide whether the Heritage Conservation District is an appropriate tool.

The results can also be used to gauge the appropriateness of other areas for heritage treatment. Research would concentrate on architectural and historic character and attitude of business and property owners towards improvement of the character of the King East area.

DETAILS OF THE STUDY

Systematic research will be carried out on the architectural and historic qualities of all buildings in the Gore area and as far east as Wellington Street on King Street East. This will include building date, architect, architectural and historic values, all owners and occupants, and any other relevant data. This will be recorded and filed along with a photograph.

Owners and occupiers of the study area will be contacted and made aware of the benefits and ramifications of Heritage Conservation Areas and will be asked about their attitudes to control of buildings and financial incentives for improvement.

Community groups such as Business Improvement Area Committees will receive presentations on the subject. A heritage awareness package and presentation will need to be prepared. The results of the survey will be made available for distribution.

ADMINISTRATION OF THE STUDY

A grant to cover the full cost of the study has been applied for from the Federal Government under Canada Community Development Project. Three graduates would be employed for ten months during 1983. The project would be supervised by the Planning and Development Department.

